

# UNOFFICIAL COPY

Form 3014 1/01

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ILLINOIS-Single Family-Mae/Freddie Mac UNIFORM INSTRUMENT

PC184 ILUDEBL 0108

Loan ID: 0215483545

Lender is the mortgagee under this Security Instrument.

Initials: *RP E-2a*

Lender is a Corporation  
Delaware.

Lender's address is 2600 W. Big Beaver Rd., Troy, Michigan 48084.  
organized and existing under the laws of

Borrower is the mortgagor under this Security Instrument.  
(C) "Lender" is ABN AMRO Mortgage Group, Inc.

DEFINITIONS  
Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.  
(A) "Security Instrument" means this document, which is dated APRIL 13, 2004 together with all Riders  
(B) "Borrower" is JAVIER PEREZ AND EDITH Z ROMERO, HUSBAND AND WIFE to this document.

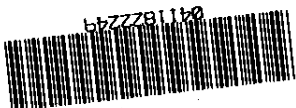
## MORTGAGE

[Space Above This Line For Recording Data]

This instrument was prepared by:  
ABN AMRO Mortgage Group, Inc.  
Ronald K. Garga  
2600 W. Big Beaver  
Troy, MI 48084

After Recording Return To:  
ABN AMRO Mortgage Group, Inc.  
ATTN: Final/Trailing Documents  
P.O. Box 5064  
Troy, MI 48084

Doc#: 0411822249  
Eugene "Gene" Moore Fee: \$42.50  
Cook County Recorder of Deeds  
Date: 04/27/2004 04:01 PM Pg: 1 of 10



Property of Cook County Clerk's Office

*SM  
Hand  
SV  
AD  
SV*

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Initials: SR E.2.0

LOT 31 AND LOT 32 - EXCEPT THE EAST 20 FEET - IN BLOCK 2 IN MESSENGER S SUBDIVISION OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax ID Number: 19143070490000

TRANSFER OF RIGHTS IN THE PROPERTY  
This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns, with power of sale, the following described property located in the COOK [Name of Recording Jurisdiction]: CHICAGO [Type of Recording Jurisdiction] of

Borrower's obligations under the Note and/or this Security Instrument.  
(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.  
same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the (O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X amounts under Section 3 of this Security Instrument.  
(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any (M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.  
of, or omissions as to, the value and/or condition of the Property.

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverage described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(K) "Escrow Items" means those items that are described in Section 3.  
transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.  
instruc, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order;

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper on Borrower or the Property by a condominium association, homeowners association or similar organization.  
(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.  
(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative

- Adjustable Rate Rider
- Balloon Rider
- 1-4 Family Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- Other(s) [specify]

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.  
(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."  
MAY 1, 2019

plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than Dollars (U.S. 100,000.00 )

(D) "Note" means the promissory note signed by Borrower and dated APRIL 13, 2004 The Note states that Borrower owes Lender ONE HUNDRED THOUSAND

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Initials: *JE*

Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section, may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can 3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note or postpone the due date, or change the amount, of the Periodic Payments.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend prepayment charges and then as described in the Note. or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any outstanding. Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent late charge due, the payment may be applied to the delinquent payment and the late charge if more than one Periodic Payment is If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any to reduce the principal balance of the Note.

remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) 2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied and agreements secured by this Security Instrument.

Lender shall relieve Borrower from making payments due under the Note, and this Security Instrument or performing the covenants balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic insufficient to bring the Loan current, without waiver of all rights hereunder or prejudice to its rights to refuse such payment or partial if the payment or partial payments are insufficient to bring the Loan current, Lender may return any payment or partial payment be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment Payments are deemed received by Lender when received at the location designated in the Note or at such other locations as may insured by a federal agency, instrumentally, or entity; or (d) Electronic Funds Transfer.

check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note.

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

which currently has the address of 3636 W 60TH STREET CHICAGO [Street] [City] Illinois 60629 ("Property Address"); [Zip Code]



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0215483545

Loan ID:

Initials: *J.F. E.Z.*

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the

objection by Borrower. If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an zone determination and certification services and subsequent charges each time remappings or similar changes occur which Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentence can change during the earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amount (including deductible against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, 5. Property Insurance. Borrower shall keep the improvements now existing or hereafter created on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, in connection with this Loan.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender the lien or take one or more of the actions set forth above in this Section 4.

Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing manner provided in Section 3.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held in accordance with RESPA, but in no more than 12 monthly payments. notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, in accordance with RESPA. If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall account for the excess funds accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account for the excess funds accounting of the Funds as required by RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall account for the excess funds accounting of the Funds as required by RESPA. If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall account for the excess funds accounting of the Funds as required by RESPA.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow (there is no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually adjusting the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in

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ILLINOIS Single-Family/Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

0215483545

Loan ID:

Initials: J.E. 2.2

9. **Protection of Lender's Interest in the Property and Rights Under this Security Instrument.** If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property and/or rights under this Security Instrument.

8. **Borrower's Loan Application.** Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has a reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

7. **Preservation, Maintenance and Protection of the Property; Inspections.** Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

6. **Occupancy.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days of a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of the Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property, Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

5. **Insurance.** Borrower shall obtain and maintain adequate insurance coverage for the Property, including fire, theft, and other risks, and shall name Lender as mortgagee and shall include a standard mortgage clause and shall name Lender as mortgagee of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

4. **Restoration.** If the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

3. **Disbursement.** These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

2. **Security Instrument.** These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.



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Form 3014 1/01

ILLINOIS-Single-Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

0215483545

Loan ID:

Initials: *JF E.2.0*

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an

**11. Assignment of Miscellaneous Proceeds; Forfeiture.** All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination. (b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and to request and obtain cancellation of the Mortgage Insurance.

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further, Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses, of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate Mortgage Insurance premiums).

payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does interest at the rate provided in the Note.

such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's the Loan and Borrower was required to make a separate designated payments toward the premiums for Mortgage Insurance, Borrower designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making that Lender requires) provided by any insurer selected by Lender again becomes available, is obtained, and Lender requires separately loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period payments as a non-refundable loss reserve in full, and Lender shall not be required to pay Borrower any interest or earnings on such designated payments that were due when the insurance coverage ceased to be in effect. Lender will accept, use and retain these equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make premiums required to maintain the Mortgage Insurance in effect. If, of any reason, the Mortgage Insurance coverage required by

**10. Mortgage Insurance.** If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires upon notice from Lender to Borrower requesting payment.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest,

Section 9. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this any duty or obligation to do so. Although Lender may take action under this Section 9, Lender does not have to do so and is not under utilities turned on or off. Board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums

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If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other charges fees that are expressly prohibited by this Security Instrument or by Applicable Law.

14. **Loan Charges.** Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not

20) and benefit the successors and assigns of Lender. agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forfeit or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

13. **Joint and Several Liability; Co-signers; Successors and Assigns Bound.** Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"); (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forfeit or make any accommodations be a waiver of or preclude the exercise of any right or remedy.

12. **Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successor in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not

for in Section 2. All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender. impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for action or proceeding to be dismissed with a ruling that the Lender's judgment, precludes forfeiture of the Property or other material Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstates as provided in Section 19, by causing the result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could Proceeds.

over Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds. Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the If the Property is abandoned by Borrower, or if, after notice by Lender or Borrower that the Opposing Party (as defined in the shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property shall be paid to Borrower.

divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums the order provided for in Section 2.

Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security



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20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity

Section 18. fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided under Applicable Law. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged unless as otherwise provided as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, and (d) takes such action Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are Property pursuant to Section 22 of this Security Instrument; (b) such other period as Applicable Law might specify for the to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the 19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right permitted by this Security Instrument without further notice or demand on Borrower.

this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less prohibited by Applicable Law.

in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment at a future date to a purchaser. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower 17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument. Borrower shall give sole discretion without any obligation to take any action.

As used in this Security Instrument: (i) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action. As used in this Security Instrument, the Note which can be given effect without the conflicting provision. Any provision or clause of this Security Instrument or the Note which conflicts with Applicable Law, such conflict shall not affect other to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. This Security Instrument shall be governed by federal law and the 16. Governing Law; Severability; Rules of Construction.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

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virtue of the Illinois homestead exemption laws.

**24. Waiver of Homestead.** In accordance with Illinois law, the Borrower hereby releases and waives all rights under and by fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

**23. Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the costs of title evidence.

**22. Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

**NON-UNIFORM COVENANTS.** Borrower and Lender further covenant and agree as follows:

shall create any obligation on Lender for an Environmental Cleanup. Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spillage, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remedial action is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

hazardous substances in consumer products). Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spillage, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remedial action is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

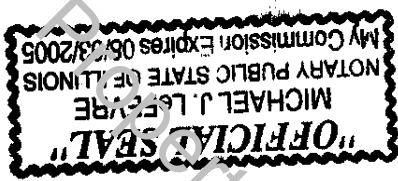
**21. Hazardous Substances.** As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

**20.** Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section otherwise provided by the Note purchaser.

remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written mortgages loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other

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\_\_\_\_\_  
 (Serial Number, if any)

\_\_\_\_\_  
 (Title or Rank)

\_\_\_\_\_  
 (Signature of Person Taking Acknowledgment)

*Michael J. Leverage*  
*Notary Public*

The foregoing instrument was acknowledged before me this APRIL 13, 2004 (date)  
 by JAVIER PEREZ + Edith Z. Romero (name of person acknowledged).

State of ILLINOIS  
 County of: COOK

\_\_\_\_\_  
 (Seal)

\_\_\_\_\_  
 (Seal)

EDITH Z ROMERO  
 X Edith Z. Romero  
 (Seal)

\_\_\_\_\_  
 (Seal)

JAVIER PEREZ

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Borrower's total outstanding balance or obligation. The costs of the insurance may be more than the cost of insurance Borrower may be able to obtain on its own.

25. Placement of Collateral Protection Insurance. Unless Borrower provides Lender with evidence of the insurance coverage required by Borrower's agreement with Lender, Lender may purchase insurance at Borrower's expense to protect Lender's interests in Borrower's collateral. This insurance may, but need not, protect Borrower's interests. The coverage that Lender purchases may not pay any claim that Borrower makes or any claim that is made against Borrower in connection with the collateral. Borrower may later cancel any insurance purchased by Lender, but only after providing Lender with evidence that Borrower has obtained insurance as required by Borrower's and Lender's agreement. If Lender purchases insurance for the collateral, Borrower will be responsible for the costs of that insurance, including interest and any other charges Lender may impose in connection with the placement of the insurance, until the effective date of the cancellation or expiration of the insurance. The costs of the insurance may be added to Borrower's total outstanding balance or obligation. The costs of the insurance may be more than the cost of insurance Borrower may be able to obtain on its own.